

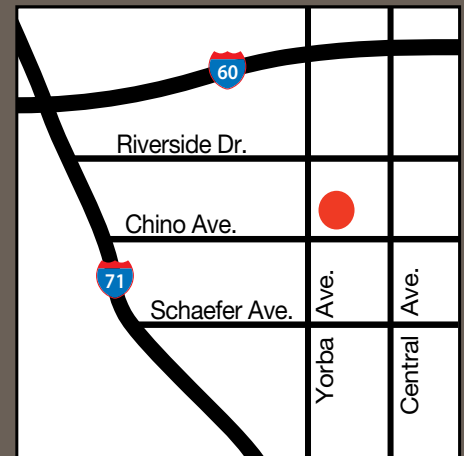
Chino Valley Business Center

4720-4790 Chino Avenue
Chino, CA 91710



Project Features

- Master-planned industrial park in high identity location
- Centrally located between State Routes 60 and 71
- 7 multi-tenant buildings with space from 1,200 to 14,224 sq. ft.
- Each unit has a 100 amp 3-phase panel
- Central air conditioned and heated offices
- Some spaces available with fenced yard areas
- Truck well and ground-level loading
- Competitive lease rates



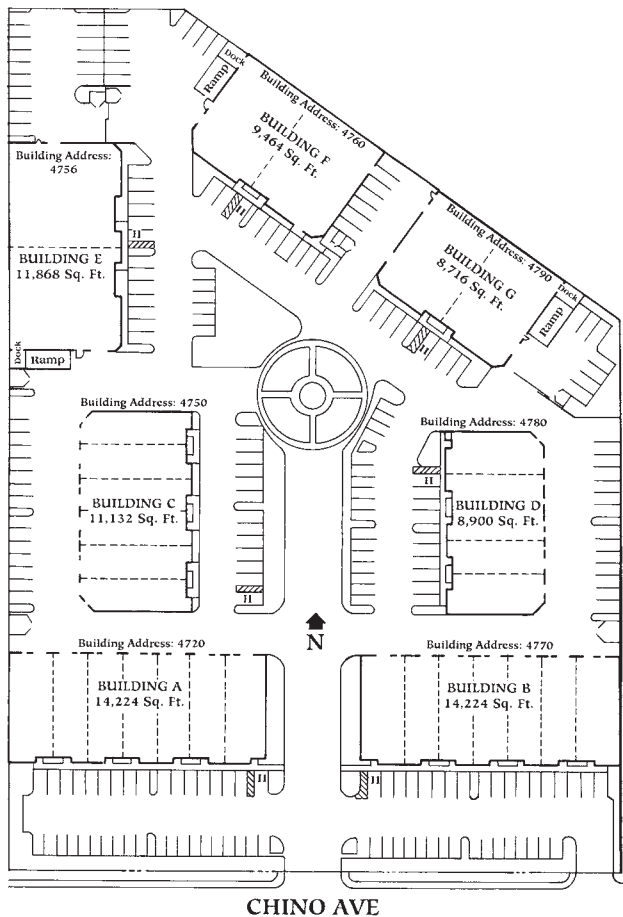
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Lewis Commercial

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Chino Valley Business Center

4720-4790 CHINO AVENUE • CHINO, CALIFORNIA



BUILDING A **4720 CHINO AVENUE**

Size: 1,920 sq. ft. to 14,224 sq. ft.
Office: 350 sq. ft.
Power: 120/208 Volts, 3 Phase, 200 Amps
Loading: One (1) 10' x 12' ground level
Clearance: 16' minimum

BUILDING B **4770 CHINO AVENUE**

Size: 1,920 sq. ft. to 14,224 sq. ft.
Office: 350 sq. ft.
Power: 120/208 Volts, 3 Phase, 200 Amps
Loading: One (1) 10' x 12' ground level
Clearance: 16' minimum

BUILDING C **4750 CHINO AVENUE**

Size: 1,920 sq. ft. to 11,132 sq. ft.
Office: 350 sq. ft.
Power: 120/208 Volts, 3 Phase, 200 Amps
Loading: One (1) 10' x 12' ground level
Clearance: 16' minimum

BUILDING D **4780 CHINO AVENUE**

Size: 1,680 sq. ft. to 8,900 sq. ft.
Office: 350 sq. ft.
Power: 120/208 Volts, 3 Phase, 200 Amps
Loading: One (1) 10' x 12' ground level
Clearance: 16' minimum

BUILDING E **4756 CHINO AVENUE**

Size: 11,868 (divisible to 5,934 sq. ft.)
Office: 400 sq. ft. (x2)
Power: 120/208 Volts, 3 Phase, 400 Amps
Loading: One (1) 8' x 12' truck well
Two (2) 12' x 14' ground level
Clearance: 16' minimum

BUILDING F **4760 CHINO AVENUE**

9,464 (divisible to 4,732 sq. ft.)
Office: 400 sq. ft. (x2)
Power: 120/208 Volts, 3 Phase, 400 Amps (x2)
Loading: One (1) 8' x 12' truck well
Two (2) 12' x 14' ground level
One (1) 10' x 13 1/2' ground level
Clearance: 16' minimum

BUILDING G **4790 CHINO AVENUE**

Size: 8,716 (divisible to 4,358 sq. ft.)
Office: 400 sq. ft. (x2)
Power: 120/208 Volts, 3 Phase, 400 Amps (x2)
Loading: One (1) 8' x 12' truck well
Three (3) 12' x 14' ground level
Clearance: 16' minimum

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